

**From:** [Julie Caine](#)  
**To:** [Planningboard - CPD](#)  
**Subject:** [EXTERNAL] 3801 east Florida avenue  
**Date:** Wednesday, May 15, 2024 4:42:48 PM

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I oppose this new zoning, I live directly across the street from where this is being proposed, and I can say this street cannot handle anymore traffic, or what this will do to our property value. We need this greenway, as we walk our dogs and children play in this area. Florida is not safe for our children to walk along let alone drive.

I am tired of out of town companies buying land and building just for profit, I have lived in this area 50 plus years. Leave our neighborhood alone. Thank you for your time.

Julie Caine

Sent from my iPhone

# Planning Board Comments



Submitted on	15 May 2024, 11:18AM
Receipt number	658
Related form version	3

## Your information

Name	Matt Page
Address or neighborhood	1395 S Jackson St.
ZIP code	80210
Email	mrpage@uwalumni.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	3801 East Florida Avenue
Case number	#2023I-00095

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

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Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

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Name of project your would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Moderate opposition

Your comment:

I am very concerned about my property value, and how the proposed changes would affect it. I am also concerned about increased traffic on my street and noise. I live directly across from the proposed zoning change, and do not want to live in a construction zone for the foreseeable future. The green space creates a nice buffer between the residential side of the street with the business side, and it would be a real shame to lose that. Several people use that green space area to walk their dogs and eat their lunch during the nice weather. It would be a shame to lose that.

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If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submitted on	15 May 2024, 2:56PM
Receipt number	659
Related form version	3

## Your information

Name	Mark Imanuel
Address or neighborhood	1489 S Jackson St
ZIP code	80210
Email	mark.immanuel@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	3801 e florida ave
Case number	

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

---

Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project your would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Strong opposition

Your comment:

1. There is already a lot of traffic on S Jackson due to people going around Colorado Blvd. There is also a copious amount of cars daily that park in front of my house who work at the office building which doesnt allow me to park in front or near my house. A handful of months ago there was an order to remove the 2 hour parking limit for non registered cars and its been a nightmare since the signs came down to find parking in front or near my home.
2. There are no parks in the area. Removing the open space would be detrimental to having grass to sit on and hang out under a tree near by.
3. This benefits the owners of the proposed zoning change and not the homeowners who live here. High density housing does not come with ample parking and crowds an already extremely busy street on S Jackson.

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If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

**From:** [Don Zimmerman](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] Zoning Change Proposed App# 23i-00095  
**Date:** Tuesday, May 14, 2024 7:10:04 PM

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Dear Planning Board,

I am writing concerning a proposed Zoning Change in our Cory-Merrill neighborhood.

The tract runs along S. Jackson Street north of Florida, and is currently a beautiful parkway with many trees.

I am concerned on several levels: Not only because of the potential loss of that buffer space between the commercial buildings to the east, including the Hotel, but of the potential loss of all that green space, which seems to be at a premium in Denver these days!

I am also concerned about the potential increase in traffic. Currently, in the morning and in the afternoon it is nearly impossible to cross Florida at Jackson or Garfield. The traffic is usually backed up from Colorado Boulevard east all the way to Steele Street. The Cory-Merrill middle school is there as well as the Elementary School.

Traffic is so difficult that it even backs up in front of my home on Garfield Street, north of Florida.

Allowing a zoning change will only encourage more building, with no room for parking.

Our quiet, residential neighborhood will become more congested.

I am requesting that any Zoning change be denied on the basis of the arguments made above.

Thank you for providing a venue for comments.

Sincerely, as a concerned "District Sixer"

Donald Zimmerman  
1481 S. Garfield Street  
Denver, CO 80210  
(303)358-7159

dzim123@comcast.net

Dear Councilman Kashmann and Associated Honorable Members of The Denver City Council—

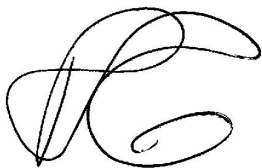
I am contacting you to voice my opposition to part of the proposed rezoning of the entirety of 3801 E. Florida Ave. to S-MX-5 from the multiple designations under the old Section 59 Zoning.

I have no issue with the rezoning of the area designated as B-A-3 in the old Section 59 Zoning of the property. I strenuously object to the rezoning of the area designated as O-1 in the old Section 59 Zoning of the property.

In the new zoning codes, I have found nothing that overrides, supersedes, preempts or negates the original need/demand for the O-1 Zoning designation for this property. No compelling argument, save that of the expansion of a private commercial venture, has been offered. The Residential Property Owners would experience commercial encroachment, increased traffic (pedestrian and vehicle), noise, parking issues and the associated negative impacts upon their property values & neighborhood serenity.

The B-A-3 designated portion of the property has been commercial for several decades and altering the zoning to S-MX-5 does not negatively impact the adjoining Cory Merrill Neighborhood. The O-1 designated portion of the property, bordered on the west by S. Jackson St., was obviously intended to be, is, and has been, effectively, a green space buffer between the commercial properties on the block bordered by E. Florida Avenue, S. Colorado Blvd., E. Louisiana Avenue and the current Single Family Homes, zoned E-SU-DX, of the Cory Merrill Neighborhood. Rezoning to S-MX-5, development of the currently O-1 zoned green space and allowing commercial traffic access to the property via S. Jackson St would result in a significant detrimental impacts (both financial and quality of life) to the residents of the 1300 through 1400 Blocks of S. Jackson St. and, therefore, should not be allowed.

Sincerely,

A handwritten signature in black ink, appearing to be the name 'Patrick Robb', written in a cursive style.

Patrick Robb  
1301 S. Jackson St.  
Denver, CO 80210  
303-324-4722



**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: [EXTERNAL] Opposition to re-zoning at 3801 East FL avenue  
**Date:** Friday, May 10, 2024 9:22:49 AM

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**From:** Noah Fields <noah.fields40@gmail.com>  
**Sent:** Friday, May 10, 2024 8:45 AM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Opposition to re-zoning at 3801 East FL avenue

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Dear City Council,

I am writing to express my concern and opposition to the proposed re-zoning at 3801 East Florida Avenue. For reference:

Application #23i-00095  
Current Zone district: B-A-3, O-1  
Proposed Zone District: S-MX-5

The proposed rezoning would remove green space and fundamentally change the look and feel of the neighborhood. We're concerned that it would increase traffic and make the street much less safe for our kids to be walking around. We would like to keep commercial development confined to the immediate area of Colorado BLVD instead of spilling into the surrounding neighborhoods.

Please do not vote in favor of this proposal.

Sincerely,  
Noah Fields & Family

**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: [EXTERNAL] Urgent Appeal: Zoning Change Reference: Application # 23i-00095  
**Date:** Tuesday, May 14, 2024 4:29:29 PM

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Best,  
Christian

 <b>DENVER</b> OFFICE OF CITY COUNCIL	<b>Christian Reisbeck</b>   Legislative Assistant Office of City Council   City and County of Denver <a href="#">Pronouns</a>   He/Him/His phone: (720) 337 2002
<a href="#">311 for city services</a>   <a href="#">denvergov.org/citycouncil</a>   <a href="#">Denver 8 TV</a>   <a href="#">Facebook</a>   <a href="#">Twitter</a>	

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**From:** Jenna Hannan <jenna.e.hannan@gmail.com>  
**Sent:** Tuesday, May 14, 2024 4:15 PM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Urgent Appeal: Zoning Change Reference: Application # 23i-00095

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Good afternoon,

I hope this message finds you well. I am writing to express my deep concerns regarding the proposed zoning change (application # 23i-00095) from the current zone district B-A-3, O-1 to the proposed zone district S-MX-5. As a resident of South Jackson Street, I feel compelled to highlight the critical importance of preserving our neighborhood's green spaces, particularly the area along the East side of S. Jackson Street between Florida Street & Louisiana Street.

This green space holds immense significance for our community, serving as a sanctuary where families gather to play, relax, and enjoy moments of tranquility. It provides a safe haven within our neighborhood, fostering a sense of belonging and well-being for all residents.

The proposed zoning change, allowing for the construction of a multi-story building, poses a grave threat to the integrity of our neighborhood. Not only would it obliterate the cherished green space, but it would also cast shadows over our homes, diminishing sunlight and depriving us of a vital source of natural light and warmth.

Furthermore, the introduction of a multi-story building would undoubtedly exacerbate the already pressing issue of unsafe neighborhood traffic, increase air pollution, and subject us to incessant noise pollution throughout the day and night. These adverse effects would profoundly impact the quality of life for everyone residing on South Jackson Street.

As someone who has called South Jackson Street home for 5 years, I speak not only for myself but also for my fellow community members when I say that we vehemently oppose this zoning change. We urge the Denver Zoning Board to consider the well-being and wishes of the people of S. Jackson Street and reject the proposed alteration.

Thank you for your attention to this matter and for your consideration of the voices of our community. Our neighborhood's green spaces and safety are invaluable assets that must be preserved for generations to come.

Best,

Jenna Hannan - Resident of South Jackson Street

**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: [EXTERNAL] Zoning Change Reference: Application # 23i-00095  
**Date:** Tuesday, May 14, 2024 3:25:28 PM

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**From:** benjamin minnick <[benjamin.minnick@gmail.com](mailto:benjamin.minnick@gmail.com)>  
**Sent:** Tuesday, May 14, 2024 3:17 PM  
**To:** dencc - City Council <[dencc@denvergov.org](mailto:dencc@denvergov.org)>  
**Subject:** [EXTERNAL] Zoning Change Reference: Application # 23i-00095

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Good afternoon,

Denver Zoning Board -- I am contacting you in reference to the zoning change (application # 23i-00095). Current zone district B-A-3, O-1. Proposed zone district S-MX-5.

I live on South Jackson Street. The green space along the East side of S. Jackson Street between Florida Street & Louisiana Street is an important aspect of our neighborhood community. This space allows for a quiet place for my family to play, relax and enjoy. It is a safe part of our neighborhood and is vital for families living on S. Jackson Street.

Changing the zoning to allow a multi-story building is not what S Jackson Street wants or needs. This zoning change will negatively impact everyone who lives on South Jackson Street. Not only will this eliminate the green space, sunlight, and a place for families to enjoy/play -- it will dramatically increase unsafe neighborhood traffic, air pollution, and noise at all hours of the day & night.

This zoning change is not beneficial to the residents of South Jackson Street, who have lived here for decades. I speak for myself & my community -- we strongly oppose the zoning change being requested.

Thank you for considering the people of S. Jackson Street.

Ben

--

Ben Minnick  
[benjamin.minnick@gmail.com](mailto:benjamin.minnick@gmail.com)  
312-925-6509

**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: Opposition to Rezoning Application #23i-00095  
**Date:** Friday, May 10, 2024 9:23:49 AM

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**From:** erik emblen <erikemblen@hotmail.com>  
**Sent:** Thursday, May 9, 2024 2:03 PM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Opposition to Rezoning Application #23i-00095

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Dear Denver City Council Members,

I am deeply concerned by Rezoning Application #23i-00095 at 3801 E. Florida Ave., Denver. I own the property at 1241 S. Jackson St. and have lived there for 20 years. If this zoning change is approved, it will drastically and permanently change the nature of my neighborhood.

Living just two blocks from busy Colorado Blvd., my neighbors and I value all the green space and tranquility that we can have. **If this area is rezoned, then we will lose this beautiful green space that includes many old trees, as well as a stream and a marsh** that currently exists along the east side of S. Jackson St. between E. Louisiana Ave. and E. Florida Ave.

As you can surely understand, we value this natural area very highly. It is a wonderful place to walk and escape from city life. If we lose this area, then its beauty will be replaced by large buildings, traffic and the accompanying noise. Please do not allow this to happen.

My love of this area extends into the green space immediately to the north along the east side of S. Jackson St. between E. Florida Ave. and E. Louisiana Ave. If the proposed rezoning is approved, then owners of this property may be emboldened to request a rezoning of their similar property as well, and this will jeopardize the future of this valuable green space as well.

I am including a couple of photos of the area where rezoning is requested, to remind you of its natural beauty. I hope you can see its enormous value to those of us who live there.

**Please vote against this rezoning application.**

**I am grateful for your consideration.**

Sincerely,

Erik Emblen

# Planning Board Comments



Submitted on	13 May 2024, 11:22AM
Receipt number	657
Related form version	3

## Your information

Name	Stephen Andrade
Address or neighborhood	1479 S Jackson Street
ZIP code	80210
Email	stephenandrade84@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	3801 East Florida Avenue
Case number	2023I-00095

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

---

Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project you would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Strong opposition

Your comment:

I am commenting on the proposed rezoning of 3801 E. Florida Avenue (Case number: 2023i-00095). In December 2023 I purchased my dream family home directly across the street from the proposed rezoning site. I live there now with my wife and 2 toddler aged children and this purchase was a huge undertaking and financial stretch for my family to settle into a family friendly neighborhood within Denver. We (as well as all of our neighbors) are adamantly against this change because it would be extremely detrimental to the neighborhood, our properties and our family. Currently there is a 9 story building in the lot across the street. However, there is a small green space that separates the family homes on S Jackson Street from the commercial property. While not large, it does allow for some natural separation between the commercial property and the family neighborhood while also providing trees and other nature benefits. Removing this space to replace with concrete and shoehorning a new 5 story property into the area would not only remove this natural separation, but would also create major traffic and parking problems for all of the homes on S Jackson Street. Despite what may have been stated in the application, parking at any time during the day in front of our homes is already an issue due to the current building. Employees and visitors of 3801 E Florida Avenue park along S. Jackson Street and take up all available spots during business hours which shows that the current parking available is not sufficient even now. Adding additional buildings will increase this problem. Additionally, this change would alter S. Jackson Street into a much more major thoroughway causing a huge amount of additional traffic and noise pollution as well as safety issues for the many families with small children in the area. I ask that you please consider the homes and families in this neighborhood that will be directly negatively affected by this proposed rezoning change.

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**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: [EXTERNAL] Rezoning 23i-00095  
**Date:** Wednesday, May 15, 2024 8:40:28 AM

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**From:** Mark Molendyk <supermod\_17@yahoo.com>  
**Sent:** Tuesday, May 14, 2024 8:42 PM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Rezoning 23i-00095

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As a 33 year resident of the 1400 block of South Jackson, I am extremely concerned about the proposed zoning change to the property across the street. There are multiple reasons that this is a serious problem. Traffic is already a big problem on this block. Being 2 blocks long, it is already a drag strip for people trying to beat Colorado blvd traffic. That is on top of the current parking problem . There are days we cannot even park in front of our house due to the commercial property across the street. Now if it becomes a bunch of 5 story residential units lined up across the street with multiple driveways and limited off street parking, with visitors and limited street parking, we will be in an even more difficult situation. I have grandchildren that run and play in the parkway across from our house that will no longer be able to enjoy it. Local residents walk and play with their dogs in the parkway. This needs to stay a neighborhood, not a money maker for some greedy developer. In addition, I would suspect that will negatively affect the value of all our properties in this immediate area. Please do the right thing and deny the zoning change for this property.

Mark Molendyk  
1449 So. Jackson St.

**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: [EXTERNAL] Rezoning 23i-00095  
**Date:** Wednesday, May 15, 2024 8:41:27 AM

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**From:** Jessica Lynn <bella\_boogs84@yahoo.com>  
**Sent:** Tuesday, May 14, 2024 9:09 PM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Rezoning 23i-00095

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> As a 33 year resident of the 1400 block of South Jackson, I am extremely concerned about the proposed zoning change to the property across the street. There are multiple reasons that this is a serious problem. Traffic is already a big problem on this block. Being 2 blocks long, it is already a drag strip for people trying to beat Colorado blvd traffic. That is on top of the current parking problem . There are days we cannot even park in front of our house due to the commercial property across the street. Now if it becomes a bunch of 5 story residential units lined up across the street with multiple driveways and limited off street parking, with visitors and limited street parking, we will be in an even more difficult situation. I have my children that run and play in the parkway across from our house that will no longer be able to enjoy it. Local residents walk and play with their dogs in the parkway. This needs to stay a neighborhood, not a money maker for some greedy developer. In addition, I would suspect that will negatively affect the value of all our properties in this immediate area. Please do the right thing and deny the zoning change for this property.

>

> Jessica Howe

> 1449 So. Jackson St.

**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: [EXTERNAL] Zoning Concern  
**Date:** Wednesday, May 15, 2024 8:40:28 AM

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**From:** Kenneth Anderson <kenneth.j.anderson@gmail.com>  
**Sent:** Tuesday, May 14, 2024 8:21 PM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Zoning Concern

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Denver City Council,

I'm a concerned citizen regarding the plans to rezone the block of 3801 E. Florida Ave. My family has owned a home nearby for 70 years, and the green space on that block has always been a refuge for the neighborhood.

I'm concerned that the proposed change, of destroying the green space and trees, would increase pollution which is bad for the environment of Denver. It would also drastically increase traffic on South Jackson Street, which would affect everyone's property values, and it would affect the children who go to school nearby, where the traffic is already busy before and after school.

There's plenty of empty space for commercial zoning on Colorado Blvd, which is only two blocks from the green space.

I hope you'll take my concerns into account at the public hearing on May 15th at 3:00pm.

Zoning Change Reference:  
Application #23i-00095  
Current zone district: B-A-3, O-1  
Proposed zone district: S-MX-5

Thank you,

Kenneth Anderson  
[kenneth.j.anderson@gmail.com](mailto:kenneth.j.anderson@gmail.com)  
1201 S Jackson Street, Denver, CO 80210  
917-455-6000

**From:** [Kimberly Panther Page](#)  
**To:** [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)  
**Cc:** [Childress, Alisa - CPD CE0371 City Planner Associate](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Watson, Darrell - CC XA1404 Member Denver City Council](#); [Romero Campbell, Diana - CC XA1404 Member Denver City Council](#); [Alvidrez, Flor C. - CC XA1404 Member Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Parady, Sarah - CC XA1404 Member Denver City Council](#); [Gonzales-Gutierrez, Serena - CC XA1404 Member Denver City Council](#); [Lewis, Shontel M. - CC XA1404 Member Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Matthew Page](#)  
**Subject:** [EXTERNAL] 3801 E Florida Rezoning  
**Date:** Monday, July 8, 2024 2:13:09 PM

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LUTI Committee Members,

I am writing with concerns over the proposed rezoning of 3801 E Florida Street. Case Number 2023i-00095.

Although this rezoning proposal is listed for E Florida Street, the northern majority of this property lies on the 1300-1400 block of S Jackson Street. When this land is eventually developed, the access point would have to be on Jackson Street with the way the current buildings stand. The proposed zoning of S-MX-5 is acceptable for the 3801 E Florida location, as it is classified as a Collector street, but is not for a local street, per the Denver Zoning Code Articles.

Taken from Article 3 Suburban (S-) 3.2.4.2- Specific Intent "F. Mixed Use – 5 (S-MX-5) S-MX-5 applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired."

The northern area of the 3801 E Florida Rezoning project is served by a local street, not a collector or arterial street. Therefore this rezoning is not acceptable for this portion of the 3801 E Florida project. I ask you to please deny this rezoning until there is a proposal that is suitable for the location, specifically for an area served by a local street.

I would also like to mention that although the application states its intentions to follow the city's Colorado Boulevard Plans, this land is actually 2 blocks off of Colorado Boulevard (this parcel has already incorporated Harrison Street), and is purely E-SU across the street and to the north and south.

I thank you for your time and consideration.

Concerned Jackson Street, District 6 Resident,

--

Kimberly Panther Page  
(303) 656-1439

[Panther.Kimberly@gmail.com](mailto:Panther.Kimberly@gmail.com)